

Washoe County Planning Commission



**WAC23-0005 (Lakeside Custom
Lot Subdivision) for WTM21-013
& WSUP22-0010**

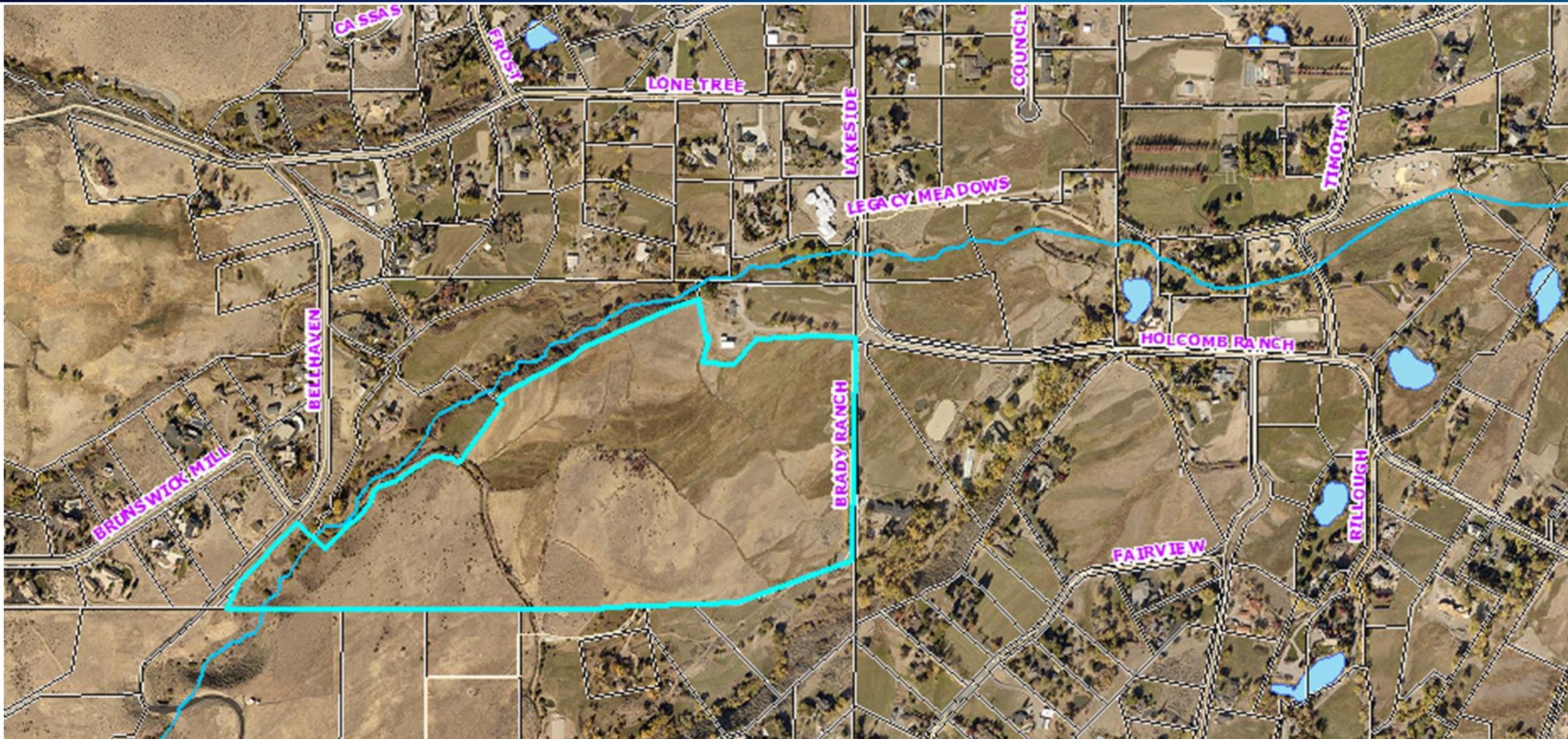
June 6, 2023

Request



This is a request to approve an amendment of conditions for Tentative Subdivision Map Case Number WTM21-013 & WSUP22-0010 (Lakeside Custom Lot Subdivision) to accommodate a pedestrian path system, a surface water irrigation pond, an enlarged detention basin and drainage channels for stormwater runoff to the detention pond

Vicinity Map



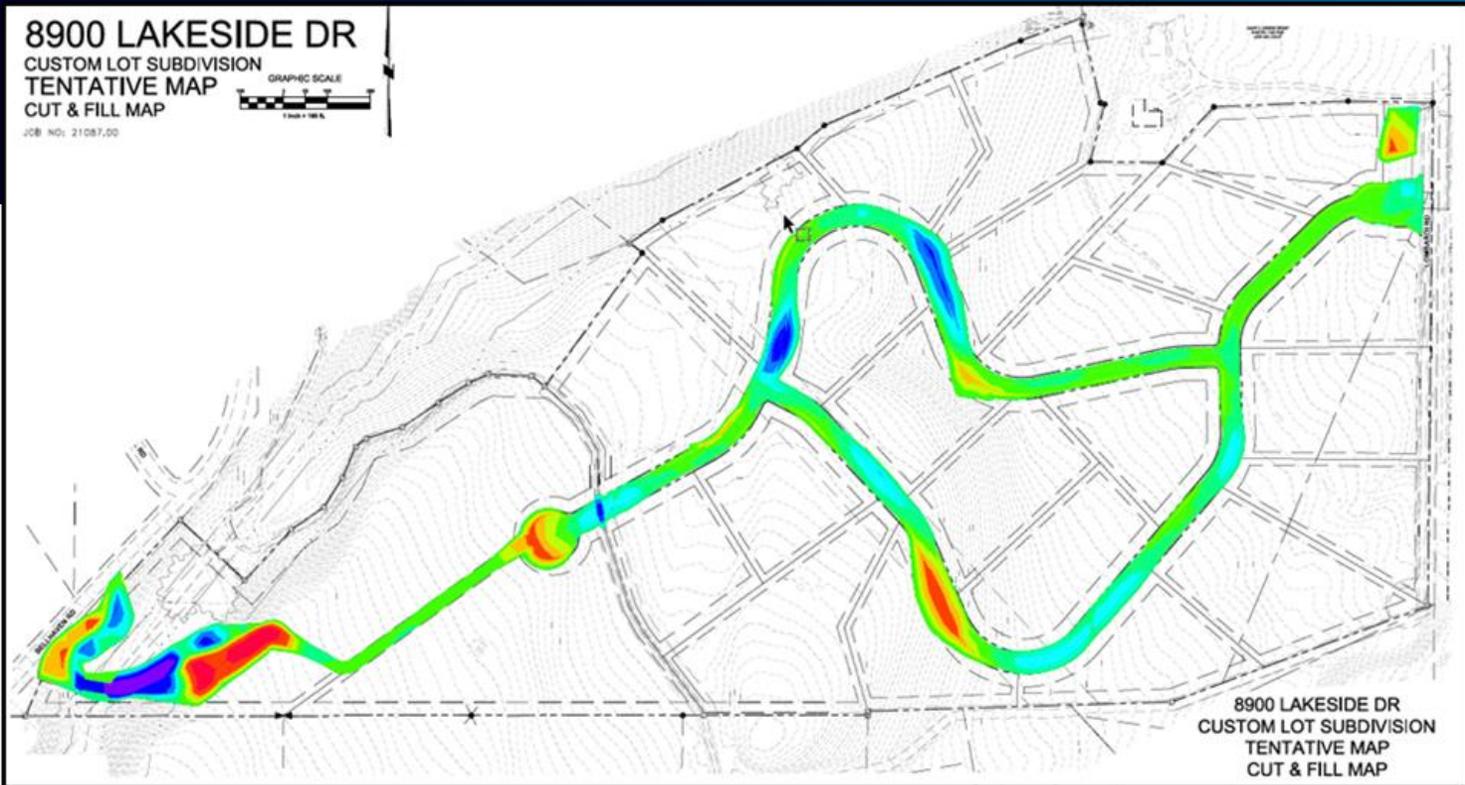
Background



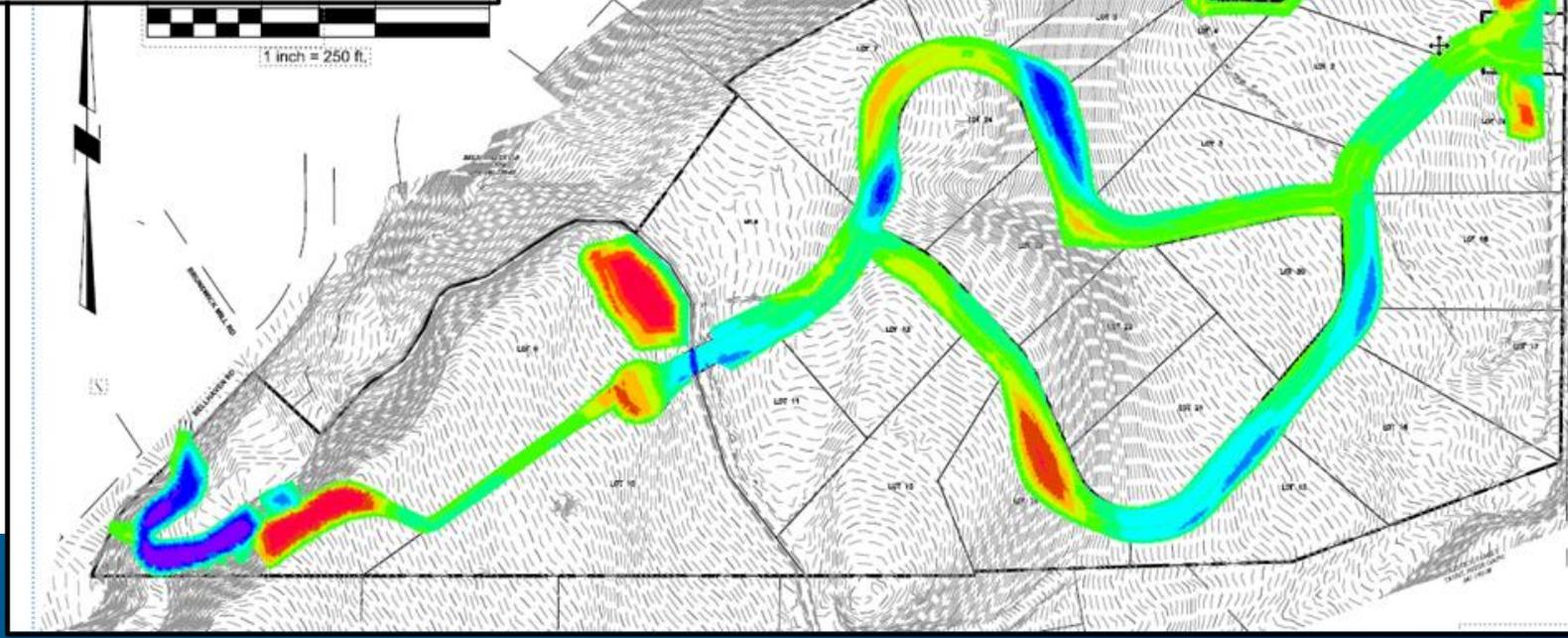
WTM21-013 & WSUP22-0010 original request was:

- To divide one parcel of 72.8 acres into 24 lots, with lot sizes ranging from 2.01 to 10.29 acres;
- A special use permit (SUP) for major grading; and
- A modification to vary the finish grading from the natural slope by more than ten (10) feet in elevation.

8900 LAKESIDE DR
CUSTOM LOT SUBDIVISION
TENTATIVE MAP
CUT & FILL MAP
JOB NO: 21087.00



8900 LAKESIDE DR
CUSTOM LOT SUBDIVISION
TENTATIVE MAP
CUT & FILL MAP



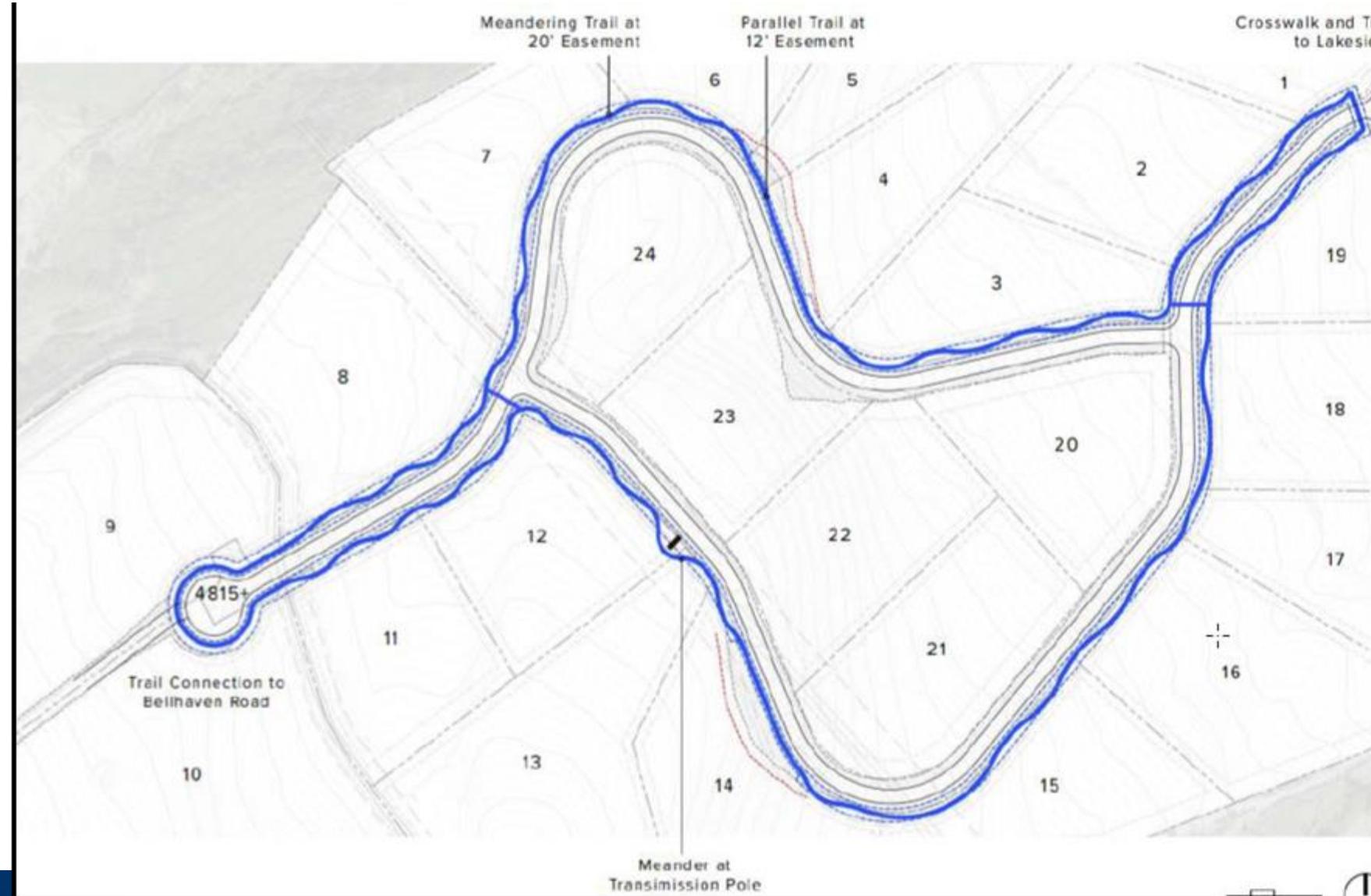
Evaluation of Amendment of Conditions Request



The proposed grading will increase cut material from 20,004 CY to 41,057 CY and fill material from 16,583 CY to 25,981 CY and the disturbed area from 8.31 acres to 13.36 acres for the following improvements:

1. A pedestrian walking path along the interior streets within the site;
2. An irrigation pond to be added to provide water for surface water irrigation systems; and
3. Enlarging the proposed detention pond with an additional pond at the entrance to the site for stormwater storage along with cut-off drainage swale.

Pathway



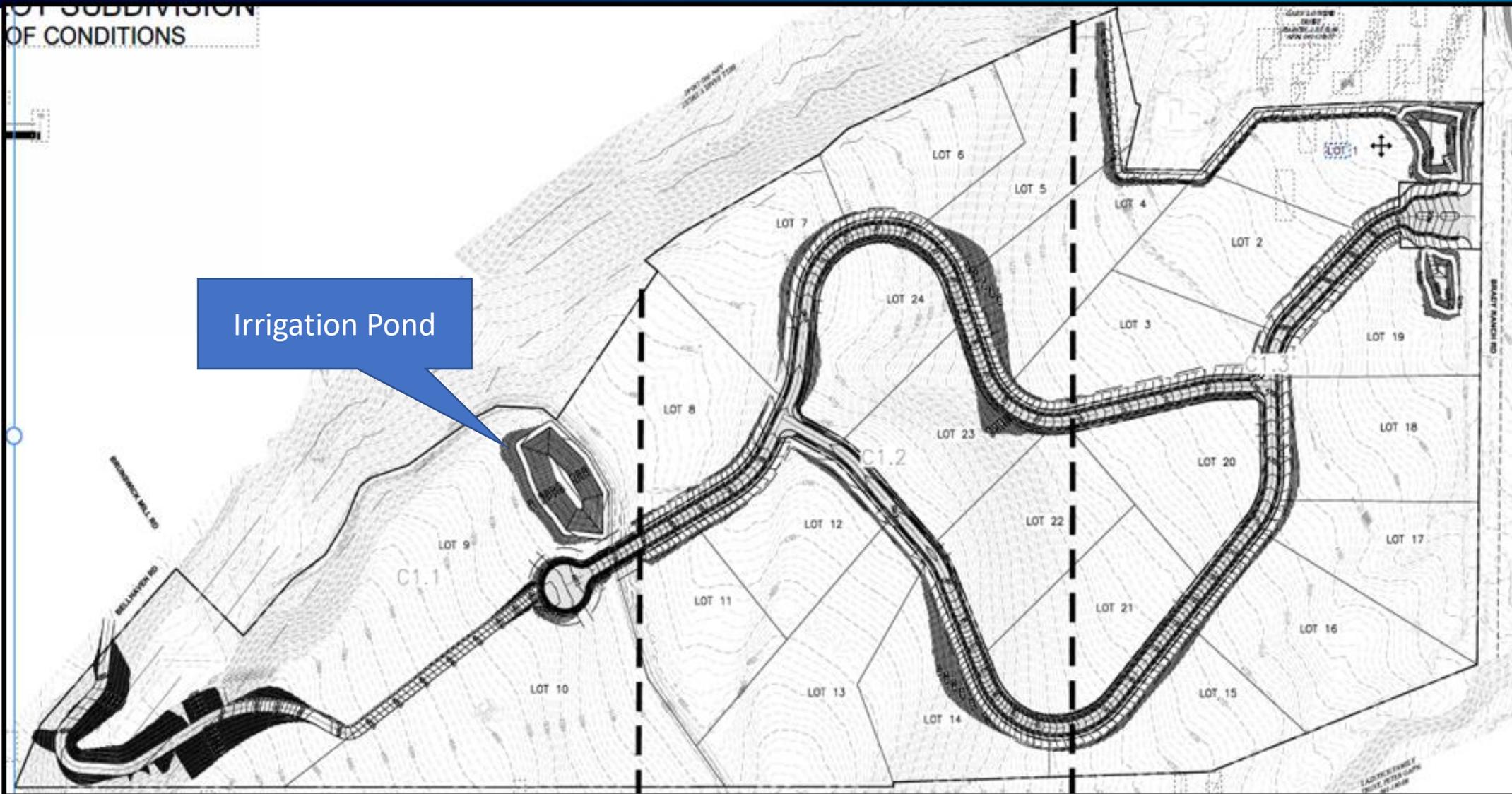
The pathway will be along one side of the streets throughout the development

Irrigation Pond



- The applicant is proposing to add an irrigation pond to lessen the water usage from wells.
- The use of surface water from the Steamboat Ditch for irrigation for residential lots and common areas addresses the neighboring property owners concerns about the impact to their existing wells.
- The irrigation pond will be located within Lot 9, a 10.79-acre parcel and it will be maintained by the Homeowner's Association.

Irrigation Pond

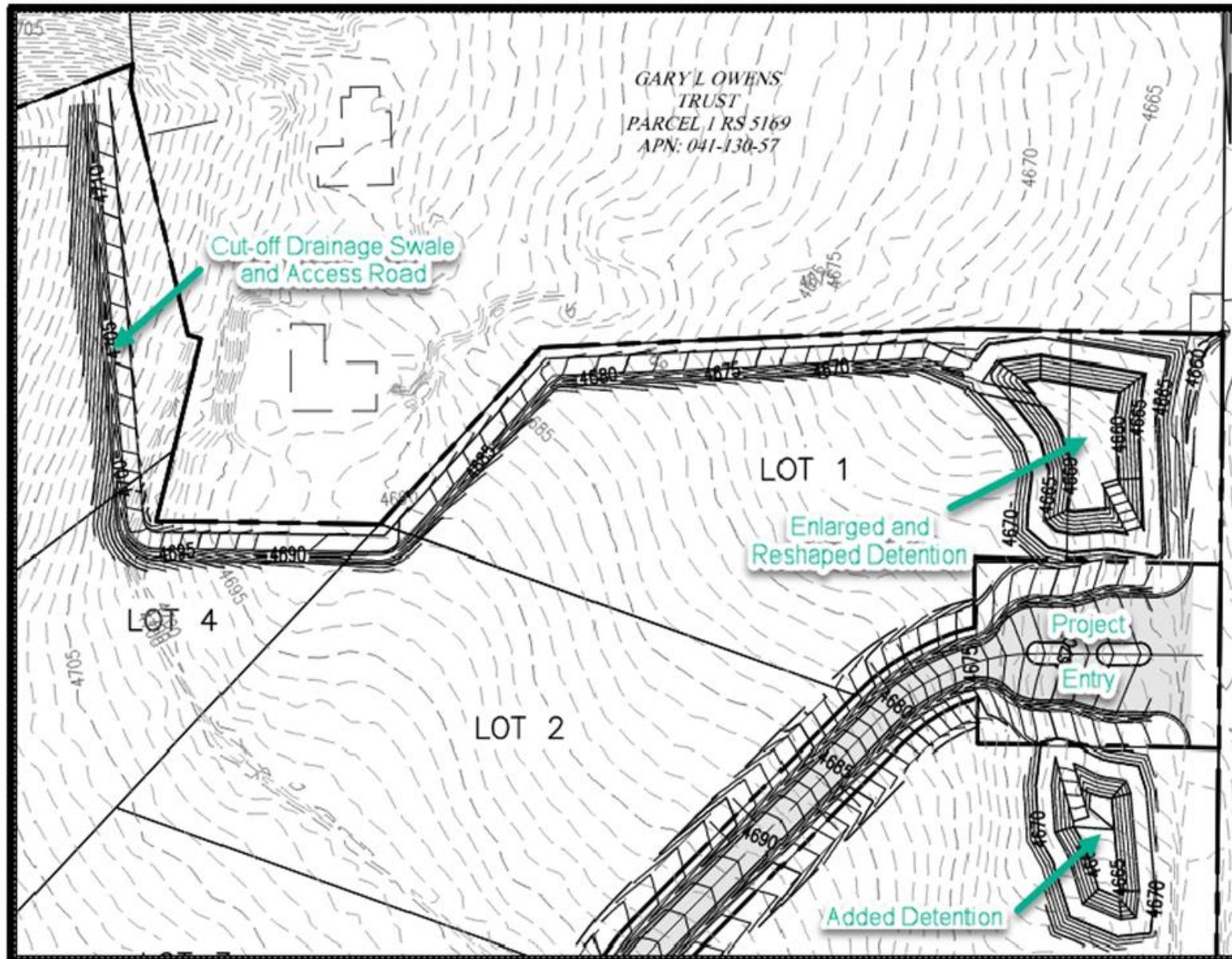


Detention Pond



- The applicant is proposing to enlarged the detention pond at the entrance of the development with another additional detention pond across from the entry.
- A cut-off drainage swale is proposed between the subject property and the neighboring property to the north.
- These improvements will ensure that runoff water is directed to the detention ponds at the project entry.

Irrigation Pond



Modifications

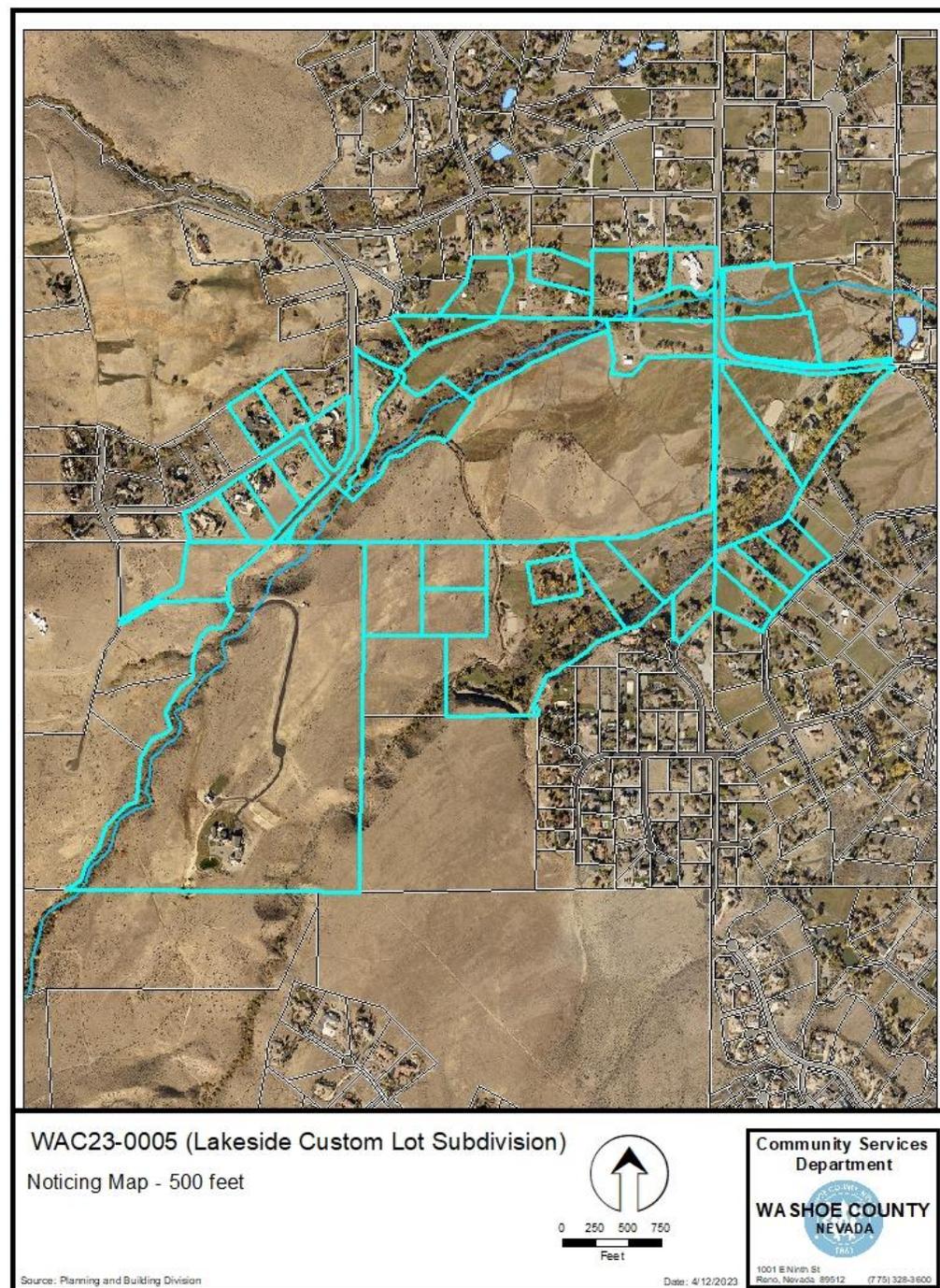


The applicant is requesting to waive WCC 110.438.45(a): Grading shall not result in slopes in excess of, or steeper than, three horizontal to one vertical (3:1)

- The requesting to waive the 3:1 maximum slope requirement is for the proposed emergency road that crosses Dry Creek, a significant hydrologic resource.
- This road was approved in WTM21-013 & WSUP22-0010 however, the applicant did not specifically request the modification to allow 2:1 slopes.
- The applicant is including the request in the Amendment of Conditions to show the location of 2:1 slopes on the site and to confirm the modification to allow of 2:1 slopes
- Staff supports the request which will lessen the disturbed grading area to construct the emergency road

Noticing

- Property owners were noticed within 500 feet of the site.
- 40 parcels were noticed.
- No neighborhood meeting is required for an Amendment of Conditions application.



Reviewing Agencies & Findings



- Various agencies reviewed the application, their comments are included in the staff report.
- Agencies with conditions, are included in the Conditions of Approval.
- Staff is able to make all the findings as explained in the staff report.

Possible Motion for Amendment of Conditions



I move that, after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Washoe County Planning Commission approve Amendment of Conditions Case Number WAC23-0005 for 8900 Lakeside, LLC, with the conditions included as Exhibit A to this matter, having reaffirmed all ten findings in accordance with Washoe County Code section 110.608.25 and all five findings in accordance with Washoe County Code Section 110.810.30.

Possible Motion for Special Use Permit



I move that, after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Washoe County Planning Commission approve Special Use Permit Case Number WSUP22-0007 for Kia Ora, LLC, with the conditions included as Exhibit A to this matter, having made all five findings in accordance with Washoe County Code Section 110.810.30, and approve the applicant's request to vary the grading standards set forth in Washoe County Code Sections 110.438.45(a), (b), (c) and (j) and 110.438.50(a) as set forth in this staff report.

Thank you

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